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ABSTRACT

The Foundation for California Community Colleges (FCCC) is a non-profit foundation whose mission is to support the California Community College (CCC) system and to save the CCC money. FCCC is the official auxiliary to the Board of Governors, the Chancellor's office, and the system of 108 colleges of the CCC. This document provides details on the CCCs, FCCC, and FCCC's facilities program, "facilitybuys.com." Consistent with the CCC system priorities, the primary goals of FCCC are to (1) generate and provide substantial financial and in-kind support to the CCC system; (2) substantially reduce operational, equipment, and other costs for the CCC through establishing and maintaining a Higher Education Cooperative Purchase Consortium, facilitating private sector partnerships, and assisting in the development of partnerships between CCC colleges/districts and businesses/industries; (3) partner with and provide support to the local CCC foundations and the Network of NCCCFs; and (4) promote and support programs that increase access to and improve effectiveness of the CCCs, especially in the areas of technology, access, and competency. By pooling the negotiating and purchasing power and collective knowledge of the individual CCCs, districts, and a number of other institutions of higher education and K-12, FCCC has been able to save approximately $4 million for the CCCs during the first year of the program. (NB)

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Foundation for California Community Colleges (F.C.C.C.) Facility Program

Saving California Community Colleges $$$ on assessments and bulk purchasing

facilitybuys.org

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Foundation for California Community Colleges

F.C.C.C. Facilities Program: Saving the California Community Colleges $$$ on assessments and bulk purchasing

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Foundation for California Community Colleges

F.C.C.C. Facilities Program: Saving the California Community Colleges $$$ on assessments and bulk purchasing

A. Synopsis

The California Community College System is the largest higher education system in the world, representing 72 districts, 108 colleges, and over 3 million students yearly. The California Community Colleges (C.C.C.) face a major challenge in the coming years in up keeping its mission to provide access of higher education to a projected additional 500,000 to 750,000 students.

Thus, the C.C.C. face the major **challenge** to modernize and upgrade old facilities, and create new facilities to meet the physical, technological, and educational needs of the additional and current students.

The major need for new and modern facilities has spawned a large increase in both local and state bond funding, with the C.C.C.s expected to receive over $16 billion in bond funds between the years 2001-2005. California K-12s (C.A. K-12) are expected to receive even larger amounts of funding in the same years, estimated at $25-75 billion in bond funds. The C.C.C. and C.A. K-12s will undergo a virtual "**building renaissance**", larger then any other building campaign since the 1960s (and possibly larger then the 1960s).

With the large amount of money available for construction and modernization, there is a major **opportunity** to provide the educational institutions with lower costs on facilities related services, materials and equipment, to provide assistance in meeting government and state regulations, and to provide additional resources to C.C.C.s, C.A. K-12s, and other institutions nationwide as they build to meet increasing physical and technological needs.

The Foundation for California Community Colleges (F.C.C.C.) is a unique non-profit foundation and the official auxiliary foundation for the California Community Colleges system. F.C.C.C.'s mission is to support the C.C.C. system and to save the C.C.C. money. F.C.C.C. has been successful with its technology focused cooperative purchasing program, www.collegebuys.org, saving college members millions of dollars annually. F.C.C.C. has launched a national facilities program, www.facilitybuys.org, to lower costs, increase efficiency, assure quality, and provide resources for the major **building renaissance** in the facilities of the California Community Colleges Districts (C.C.C.D.), California K-12 School Districts (C.A. K-12), and colleges, universities and K-12 school districts nationwide.

This document provides details on the C.C.C.s, F.C.C.C. and F.C.C.C.'s facilities program, www.facilitybuys.org.

B. The California Community Colleges

The California Community Colleges system (C.C.C.) is unique within California's systems of higher education, in terms of its programmatic mission and its open admissions policy.

The programmatic mission of C.C.C. includes:

- Academic and vocational instruction at the lower division level, leading to an associate in arts (A.A.) or associate in science (A.S.) degree, or to a certificate.
- The first two years of college for persons wishing to secure a baccalaureate degree (i.e., "transfer")—more than 60 percent of students who attain a baccalaureate degree from a California State University are transfer students from C.C.C. and more than 30 percent of University of California baccalaureate students transferred from C.C.C..
- Remedial instruction, adult noncredit instruction, and support services, which help students succeed at the postsecondary level.
- Education, training, and services that contribute to continuous workforce improvement, so as to advance California's economic growth and global competitiveness.

The State's policy is that every person with the capacity and motivation to pursue higher education should have an opportunity to do so. Because not every student is initially entitled to be admitted to a University of California or a California State University, the California Community Colleges uphold the State's guarantee of access. Under the law, any California resident holding a high school diploma or the equivalent has the absolute right to be admitted to C.C.C. Persons 18 or more years of age and capable of profiting from the instruction offered by C.C.C. may also be admitted.

The C.C.C. system currently enrolls nearly 3 million students per year—about 75 percent of all students enrolled in the state's public universities and colleges. In other words, total enrollment at the C.C.C. is about three times the combined enrollment of all the Universities of California and all the California State Universities. The C.C.C. is the largest system of higher education in the world.

The C.C.C. system has 108 full-service campuses, 54 approved off-campus centers, and 2,000 outreach locations. Thus, community college programs are offered within easy commuting distance of 95 percent of California's population.

The web site for the Chancellor's Office of the California Community Colleges is at www.c.c.c.co.edu.

C. The Foundation for California Community Colleges

The Foundation for California Community Colleges (F.C.C.C.) is a private, non-profit corporation with IRS 501(c)(3) status. It was incorporated in January 1998, began full operation in May 1998, and has offices in Sacramento and the San Francisco Bay Area.

F.C.C.C. is the official auxiliary to the Board of Governors C.C.C., the Chancellor's Office C.C.C., and the system of 108 colleges. The Board of Governors C.C.C. appoints the F.C.C.C. corporate Board of Directors. The Board of Governors C.C.C. also maintains a standing committee on F.C.C.C. and receives a report on F.C.C.C. activities at each of its bi-monthly meetings. The President/CEO of F.C.C.C. is a former faculty member and a former president of the Board of Governors C.C.C.

With no State subsidy, F.C.C.C. has developed income that has not only covered all of its operating costs, but has also allowed it to contribute more than $150,000 annually in cash support to the Board of Governors C.C.C., Chancellor's Office C.C.C., and the C.C.C. system. Moreover, F.C.C.C. programs have saved and continue to save the C.C.C. system more than $12 million each year.

1. F.C.C.C. programs

   - State Agency Support: Maintaining contracts with eight California State agencies to employ more than 300 student assistants for those State agencies, providing orientation and payroll services, and acting as the employer of record.
   - Microsoft Campus Agreements: Leading the largest Microsoft Campus Agreement (software license) in the world, in which 102 of the 108 C.C.C. now participate; F.C.C.C. also provides Microsoft Campus Agreement support services to more than 300 colleges and universities in 22 states (see www.collegebuys.org).
   - Volume Purchase Programs: Managing the largest education-sector purchasing program in the United States, with more than 1,800 member colleges and universities in all 50 states, plus California public K-12 schools (see www.collegebuys.org).
   - Directory Services: Maintaining an online directory of key administrators, faculty, and staff at each of the 108 C.C.C., the 72 C.C.C. Districts, and the Chancellor's Office C.C.C. (see www.foundationC.C.C..org).
   - Facilities Programs: Developing a facilities program that assists colleges in assessing the condition of their facilities, in meeting new state and government regulations and in procuring materials and services (see www.facilitybuys.org).
   - Standardized ERP Programs: Developing an ERP administrative systems program that assists colleges in developing specifications, preparing RFPs,

evaluating vendors, purchasing and implementing administrative software (see www.ERPbuys.org).

- Organizations Support System: Being the lead supporter of the Network of California Community College Foundations.

2. F.C.C.C. Mission

The Foundation for California Community Colleges supports and enhances the missions of the Board of Governors of the California Community Colleges ("C.C.C."), the Chancellor's Office C.C.C., and the colleges, districts, and foundations of the C.C.C. system. The Foundation for California Community Colleges is the sole auxiliary to the Board of Governors C.C.C. and the Chancellor's Office C.C.C.

3. F.C.C.C. Primary Goals

Consistent with the C.C.C. system priorities, the primary goals of the Foundation for California Community Colleges are to:

- Generate and provide substantial financial and in-kind support to the C.C.C. system;
- Substantially reduce operational, equipment, and other costs for the C.C.C. colleges/districts through:
  i. establishing and maintaining a Higher Education Cooperative Purchase Consortium,
  ii. facilitating private sector partnerships, and
  iii. assisting in the development of partnerships between C.C.C. colleges/districts and businesses/industries;
- Partner with and provide support to the local California community college foundations and the Network of California Community College Foundations (N.C.C.C.F.); and
- Promote and support programs that increase access to and improve the effectiveness of the California community colleges, especially in the areas of educational technology, access, and competency.

In addressing these primary goals, the Foundation for California Community Colleges will maintain financial and administrative integrity, stability, and solvency and will cooperate closely with the Board of Governors C.C.C. and the Chancellor's Office C.C.C.

The web site for the Foundation for California Community Colleges is at www.foundationccc.org.

D. The Challenge

There are several major challenges facing the C.C.C. and the C.C.C. system in the area of facilities.

These challenges include, but are not limited to the following:

- There are 108 colleges split into 72 districts, each district and college is autonomous and makes decisions to fit the individual college
- 2.5 million students – 14% of all students enrolled in college in the U.S.
- 50+ million square feet of operating buildings to upkeep
- Facilities that are 30-40 years old on average
- 500,000-750,000+ of additional new students over the next 5-10 years
- $20+ billion of unmet needs

E. The Opportunity

With these challenges, a major opportunity has arisen to meet the needs and goals of the C.C.C. California voters have acknowledged the growing needs of the C.C.C. and have stepped to meet these increasing needs. In November, 2000, a state amendment, Proposition 39, was passed. That legislation lowered the supermajority for C.C.C. and K-12 local facility bonds from 67% to 55%. In the prior two years (before Prop. 39 and November, 2000), only 6 out of 15 C.C.C. local facility bonds passed – several of the bonds missed passing by a small percentage of voters. Since Proposition 39, 32 out of 34 C.C.C. local facility bonds have passed. In addition, statewide, voters approved Proposition 47, providing $13 billion to public educational institutions across the state, including $700-800 million to the C.C.C.s. In all it is projected that $16 billion in state and local bonds will be passed in funding for C.C.C. facilities from 2001-2005.

F. The F.C.C.C. Facilities Program (facilitybuys.org)

The F.C.C.C. Facilities Program – also known by the URL or website, www.facilitybuys.org – is a program dedicated to lowering costs, increasing efficiency, assuring quality, and providing resources for the facilities of the California Community Colleges Districts (C.C.C.D.), California K-12 School Districts (C.A. K-12), and colleges, universities and K-12 school districts nationwide. F.C.C.C. has been working in concert with C.C.C.C.O. and various C.C.C.D. to establish the program and help meet the current and future facility needs of the C.C.C. and colleges nationwide. The ultimate goal of the Facilities Program is to provide excellent learning facilities and greater access to current and potential students at educational institutions nationwide.

The program was initiated by the Foundation for California Community Colleges (F.C.C.C.) in 2001. F.C.C.C. established the program, recognizing that:

i.) The California community colleges were – because of their local governance structure – not able to utilize the size of the 108-college system to their advantage in negotiating agreements, purchasing, and centralizing resources.
ii.) There were several new legislative requirements for the California Community Colleges that could be centralized in a statewide effort to meet the requirements in a cost effective and quality assured manner.
iii.) From 2001 through 2005, with the passage of Proposition 39 and the possibility of passing of 3 major state bonds, the C.C.C. could receive **$16 billion in bonds** and the C.A. K-12s could receive **$25-75 billion in bonds** funding new construction and renovation. This virtual "building renaissance" provides a major opportunity to leverage purchasing power for new construction and renovation to lower costs and efficiently spend public moneys. There is also a major need to assist in managing and planning these local and state funds.

By pooling the negotiating and purchasing power and collective knowledge of the individual California Community Colleges and districts and a growing number of other institutions of higher education and K-12, F.C.C.C. has been able to provide significant savings – about $4 million in savings over the first year of the program for the California community colleges, and to provide a significant resource for knowledge related to facilities programs and requirements.

By expanding the program beyond the California Community Colleges, F.C.C.C. will be able to provide additional programs, attract additional vendors and provide lower prices.

F.C.C.C.'s facilities program currently consists of six major program areas with several additional prospective program areas. Overviews of each program are listed below.

These six programs are:

1. **Facility Condition Assessment (F.C.A.)**
2. **Facilities Utilization, Space Inventory Options Net (FUSION)**
3. **Facilities Volume Purchasing Program (F.V.P.P.)**
4. **Labor Compliance Program (L.C.P.)**
5. **Design Build Program**
6. **Additional programs**

1. Facility Condition Assessment (F.C.A.) Program

F.C.C.C. (www.facilitybuys.org) is currently completing a facilities condition assessment with vendor partner 3D/International, a leading construction management and facilities assessment firm, for all 108 California Community Colleges. The data from the assessment will improve facilities data, streamline facilities management,

streamline improving facilities conditions, and lower facilities maintenance costs. F.C.C.C. lowered the cost of obtaining an F.C.A. by 40% for the C.C.C.

A facility condition analysis (F.C.A.) is a professional, methodical review of a facility's key components and systems—foundation and waterproofing, heating, ventilation, electrical, etc.— in order to define the problems and develop cost estimates and responsive plans for correction.

There are two levels of facility condition assessments: a life cycle systems assessment (Level 1) and a comprehensive assessment (Level 2). For Level 1 assessments, models on each building are created from existing records, interviews, and spot checks of actual conditions. Common problems: missing or wrong records or out of cycle renewal. A level 1 FCA cannot be used for actual work orders or priorities by building or system. For a Level 2 assessment, an assessment team (A.E./M.E.P. engineers) inspects every facility. They collect data electronically, develop a deficiency database, and use the collected data to build cost estimates and projections of future conditions vs. investments needed.

A professionally-conducted facility assessment program provides data on a facility's condition which is gathered by architect and engineering teams. These teams may be supplemented with building type or system specific specialists when appropriate. Using national cost database modeling, existing records, plant staff interviews, onsite surveys and deep facility experience, the team identifies facility and infrastructure architectural, structural, mechanical, electrical and plumbing conditions – what is new, old, good, bad, broken, expiring, renewed, missing or inadequate. The findings are stored in software that catalogs current deferred maintenance and future capital renewal costs.

In addition to facility condition, many institutions want to assess for programmatic or functional adequacy, furniture and equipment inventories, sustainable design standards and energy audits, hazardous materials surveys, and space usage.

By hiring a team who can perform these assessments concurrently, an institution can develop a comprehensive facility database, develop cohesive planning and construction programs based on reliable data, and procure repair and correction work economically.

A few of the major benefits are:

Improved Facilities Data

- Defines facility problems – what is broken and what is missing.
- Validates needs for funding programs and community support – bonds, etc.

- Get defensible data from independent third party for justifying capital expenditures.
- Defines parity and equity issues between county, district, campus or individual buildings.
- Develops mandated reports and addresses code issues.

Streamlined Facilities Management and Improved Facilities Condition

- Allows facilities and maintenance personnel to better plan, manage, and direct work.
- Supports facility renovation and renewal to protect mission-critical teaching, research and support functions.
- Provides schools with a local database system with facilities data.
- Facilitates one-time data entry.
- Prioritizes short-term planning issues.
- Creates budgets for deficiency corrections.
- Identifies long-term strategic planning approaches to develop a Capital Renewal/Deferred Maintenance (C.R.D.M.) program.

Lowers Facilities Maintenance Costs

- Allows for horizontal procurements and enhanced project development.
- Improves ability to complete projects on time and within scope and budget.
- Purchases from current and future facility contracts and obtains significant discounts on selected construction materials and equipment.

2. Facilities Utilization, Space Inventory Options Net (FUSION)

The Foundation for California Community Colleges (F.C.C.C.), in concert with the C.C.C. Chancellor's Office (C.C.C.CO), has entered into a state-wide program to streamline the process for funding, managing and completing facility projects at all 72 of its districts. The ultimate goal is to provide greater access to current and potential students to the C.C.C. educational system. Consequently, there are many initiatives within this program that aim to assist the districts and the C.C.C.CO in their stewardship role of strategic asset managers within the C.C.C. System.

The FUSION Project

One of the key initiatives currently underway is known as the "Facilities Utilization, Space Inventory Options Net" or "FUSION" Project. Currently, FUSION is an information technology (IT) project that primarily involves the customization of already-existing, proven facility project and program planning and management software tools. These tools were developed by 3D/International—a construction,

program and project management firm—over the course of several years to support its primary business. In this respect, the project is relatively low-risk when compared to other IT projects with deliverables that must be built "from scratch". FUSION is exclusively developed for the C.C.C. and C.C.C.C.O.

When completed, FUSION will be a web-based, integrated network of relational databases. Users will access the FUSION website using Internet Explorer. San Joaquin Delta Community College District (SJDCCD) will house FUSION network on servers at its Stockton, California location and will operate and maintain the FUSION system as its "contribution" to the C.C.C. system and the FUSION Project. The F.C.C.C. will "own" the FUSION network and associated databases for the use and benefit of stakeholders within the C.C.C. System. 3D/International will retain the source codes for the non-customized, proprietary software.

The FUSION Project Scope & Schedule

The FUSION Project budget, scope, and schedule were defined over a series of months by the FUSION Project Team. Initially, ten (10) districts played an active role in the design and development of the FUSION system. The FUSION Project Team is composed of representatives from the contributing districts, the F.C.C.C., the C.C.C.CO, 3D/International and Meridian Project Systems.

The scope is conceptually represented by six topical areas within the website. Those are:

1. Facility Assessment
2. Facility Space Inventory
3. Planning (which includes forecasting, Capital Outlay, Local Assistance planning)
4. Project Management (including phases tracked by C.C.C.CO)
5. Program Management software
6. Emanual (i.e., online documentation of C.C.C.CO business practices, industry "best practices", and help/support function for FUSION-system navigation & operation)

Programming for the first four modules is now underway. The entire FUSION system is expected to be operational by summer 2003.

Benefits of FUSION

FUSION will assist/allow District personnel and/or C.C.C.CO personnel to:

- Enter data once and then control changes to that data
- "Slice & Dice"—manipulate how the data is viewed for greater insight and effectiveness

- Easily generate mandated reports from data that exists within the system
- Define criteria and address more objectively any equity issues between district, campus or individual buildings
- Easily package deficiencies or "issues" into projects to support facility renovation and renewal to protect mission critical teaching, research and support functions
- Prepare Initial Project Plans, Final Project Plans, 5 yr CO Plans online
- Develop procurement strategies – bulk purchase plans
- Conduct scenario planning, thereby making planning more effective and robust
- Update, certify, and track space inventory status, project status, forecasts (WSCH, FTEs per college, etc.) online while permitting C.C.C.CO "view only" access
- Streamline project management, tracking and reporting functions – submitting bond funding & loan requests, grants & project change requests, and development & phase documentation to C.C.C.CO
- Track, view, interpret and understand the overall performance of many projects with various funding streams spanning multiple fiscal years, and more proactively manage risk
- Access the latest procedures—C.C.C.CO Facilities Business processes, "Best Practices" from the AEC industry, etc.
- Orient new employees within Facilities Management more effectively

FUSION is being designed to provide a Roll-Up Reporting Capability to support enhanced and timely communications between the Districts and C.C.C. Chancellor's Office, Facilities Planning & Utilization. This FUSION system by its nature will automate data collection, analysis and management in a Web-based/secure environment. Data from any number of separate projects can be rolled up to the level desired for review, thereby facilitating the gathering and summarizing of information for periodic state and local reporting.

Other phases of FUSION are being discussed to provide added functionality to the network. Areas of current discussion are noted below.

- Bulk Purchasing
- Utilization Analysis – need to link building info with class scheduling database
- Updated Cost Guidelines – current guidelines are grossly outdated
- Updated Space Guidelines
- Project Cost Estimating & Planning
- Work Order, Operations & Maintenance Software – offer one that could be widely used and is not "oversized" for the C.C.C. user
- Sustainability (Green Building)

3. Facility Volume Purchasing Program (F.V.P.P.)

F.C.C.C. Facilities Program: Saving the California Community Colleges $$$ on assessments and bulk purchasing

The F.C.C.C. (facilitybuys.org) Facility Volume Purchasing Program (F.V.P.P.) is dedicated to saving educational (both K-12 and higher education) institutions much needed moneys on facilities-related materials and equipment. Lower costs on facilities-related purchases will allow institutions to do more with their limited funding.

F.V.P.P. utilizes as its basis, the buying power of the 108 California Community Colleges (C.C.C.), the large amount of bonds for both the C.C.C. and C.A. K-12s, and a completed facility condition assessment (F.C.A.) in both the C.C.C. and individual C.A. K-12s, in determining the highest cost, largest quantity, and most easily bid or negotiable agreements for facilities-related materials and equipment.

F.V.P.P. has developed an advisory board, the e-Advisory board, to provide an additional sounding board for deciding which facilities products are the most needed and most valuable items to bid or negotiate agreements for. The e-Advisory board is made up of purchasing and facilities educational institution professionals.

F.V.P.P. will begin its efforts bidding carpeting and furniture, and plans to expand to other areas of facilities materials and equipment, including, but not limited to, air handling units, lab hoods, lighting fixtures and several other facilities products.

4. Labor Compliance Program (L.C.P.)

Upon voter approval of Proposition 47, Assembly Bill 1506 (A.B.1506) (Wesson) requires California Community College Districts (C.C.C.D.) and California K-12 school districts (K-12) using funds from Proposition 47 to initiate, develop, and enforce a labor compliance plan. Labor Code section 1771.7 reads:

> *"(a) An awarding body that chooses to use funds derived from either the Kindergarten-University Public Education Facilities Bond Act of 2002 or the Kindergarten-University Public Education Facilities Bond Act of 2004 for a public works project, shall initiate and enforce, or contract with a third party to initiate and enforce, a labor compliance program, as described in subdivision (b) of Section 1771.5, with respect to that public works project".*

The bill provides that the labor compliance law applies to a public works project that commences, as provided, on or after April 1, 2003.

There are similar requirements for other public agencies. Water agencies receiving funds from Proposition 50 must meet similar requirements under SB278.

Before this legislation, all Public Works Projects have been required to pay prevailing wages; however, the responsibility for monitoring was with the Department of Industrial Relations (D.I.R.), not with the local district/public agency.

Background on F.C.C.C. L.C.P.

In order to meet these new requirements with a cost effective and quality assured solution, the F.C.C.C. has initiated a statewide labor compliance plan (LC plan) for the California Community Colleges. The F.C.C.C. has completed an RFP/RFQ process to select the Labor Compliance Officer/Program Manager. The Labor Compliance Officer/Program Manager is tasked to develop and submit the statewide LC plan and implement the L.C.P. throughout each Community College District who participates in the statewide plan. F.C.C.C. will qualify additional 3rd party labor compliance consultants to support the overall statewide efforts. The F.C.C.C. statewide LC plan meets the minimum requirements, as required by AB1506, rather then the maximum requirements. The F.C.C.C.'s L.C.P. for the California Community Colleges may be used by California K-12s and Public Agencies to meet AB1506 and SB 278 requirements.

Details on the F.C.C.C. L.C.P.

Western Construction Services, Inc. (WCS) has been selected as the Program Manager. WCS has developed the statewide LC plan and has submitted the plan and gotten approval by DIR. Upon each school district's/public agency's commitment, WCS will review each school district's/public agency's bid advertisements and bid documents, making sure they have the appropriate language regarding these new requirements. WCS has prepared a standard board resolution for each district/public agency to take to their board. While a board resolution may not be required for all school districts/public agencies, it is strongly recommended by the Program Manager and F.C.C.C..

The program costs are broken down into two phases:

Phase I:
The initial development of the statewide LC Plan, submittal to DIR for approval, updating each district's/public agency's advertisement and bid documents (bid advertisements and bid front end documents), and webcast/conference call training[1].

Phase II:

[1] Please contact F.C.C.C. for the price of these services. Pricing ranges from 30-90% savings on consulting advertisements depending on the size of the school district/public agency. C.C.C. and K-12's have been receiving L.C.P. consulting advertisements reflecting the same services for $7,500 and up.

The second part of F.C.C.C.'s L.C.P. is implementation and monitoring services. The cost for these services through WCS is based on the project size and ranges between 0.57% for larger projects to a maximum of 1.99% for the smallest projects. Other consultants have estimated fees ranging from 1% to 3%. The costs of these services are legitimate project related-costs and it is a possibility that they may be reimbursed by Prop 47 funds.

Enforcement of contractor violations is not part of the percentage fee and shall be invoiced on an hourly basis, as the enforcement is an intangible service and can not be quantified. F.C.C.C. will be working with additional 3rd party vendors to guarantee quality and pricing for these services as well.

WCS has appointed its President, Dane Ruddell, as the Labor Compliance Officer for this statewide program. Dane will provide quality control over WCS's efforts and any other consultants working under WCS's plan. Please feel free to contact Dane with any questions on the L.C.P. approval or the follow up monitoring services. You can reach Dane at 916/769-3859 or Ruddell@calweb.com.

WCS's monitoring services include:

- attending pre-construction meetings,
- providing information and training to the contractor/subcontractors,
- providing standard forms and processes for team members to follow,
- reviewing and validating certified payroll records,
- surveying on-site workers to confirm they are being paid appropriately and are working in the proper classifications and
- assuring each contractor is utilizing apprentices as required by law and following up on missing or inaccurate information.

Services include recommendations regarding payment deductions for violations and reporting to the school district/public agency and DIR on findings. School districts/public agencies may be able to save additional money on the monitoring services if they have monitoring services for more than one project. Please contact WCS for more details.

5. Design-Build Program

F.C.C.C. (www facilitbuys org) Design-Build Program provides design-build related resources and information on vendors to assist educational institutions in their decisions to use Design-Build construction rather then traditional construction methods.

Definition[2]

[2] *Source:* Design-Build Institute of America, http://www.dbia.org/

A design-build, also known as "design-contract" or "single responsibility contract", is a structure of contracting for building under which one entity performs both architecture/engineering and construction under one single contract. The design-builder is the party responsible for delivering both the project design and construction.

A design-builder can provide services in several different arrangements, including servicing both design and construction in house, joint venturing with either a design or a construction firm, a designer lead team with a construction firm as a subcontractor or a contractor lead team with designer as a subcontractor.

Benefits[3]

- **Cost savings:** Design and construction personnel work more effectively, efficiently, and accurately when they work as a team, ensuring value engineering and constructability are utilized throughout the process.
- **Early knowledge of firm costs:** Firm (or guaranteed) construction costs are known much earlier then traditional construction methods. The lead entity responsible for design can accurately estimate construction costs and conceptualize the completion of the project. The owner's decision to proceed with the project can be made with a greater understanding of final costs than is the case with traditional construction methods.
- **Time savings:** Design and Construction completion times are reduced because design and construction coincide, and bid periods and redesign are eliminated. Additionally, "Fast Track" techniques may be utilized –and construction work may begin before construction documents are completed. Lower costs and earlier facility utilization are results of this time savings.
- **Singular responsibility:** A single party is responsible for safety, quality, costs and schedule. The owner may focus exclusively on scope and needs definition and timely decision-making, rather than on coordination between designer and builder.
- **Excellent quality:** The design-builder is the sole responsible entity for ensuring quality and excellent project performance. The design-builder is responsible to produce the results documented by the Owner. In design-build construction, the design-builder assures that it will produce design documents that are complete and free from error, whereas in tradition construction methods, the Owner guarantees to the Contractor that the drawings and specifications are complete and free from error.

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[3] *Source:* Design-Build Institute of America, http://www.dbia.org/

- **Improved risk management:** Costs, schedule and quality are clearly defined, and change orders are eliminated because the design-builder is responsible for both designing and construction of the facility

More Information

Visit the Design-Build Institute of America: http://www.dbia.org/

F.C.C.C. (facilitybuys.org) has been working with Workstage, Inc., a design-build vendor, to help encourage C.C.C. to look at the design-build option rather the traditional building options.

6. Additional Programs

F.C.C.C. will review additional programs as the facility program expands.

Additional possibilities include, but are not limited to the following:

- Energy-related programs,
- LEED certification of new facilities,
- ADA compliance,
- vulnerability and safety assessments,
- environmental assessment,
- furniture assessment,
- energy assessment,
- project/program management and controls systems,
- Expending Capital expenditures to lower operational costs
- asset inventory,
- space planning and management,
- building lifecycle and sustainability management,
- insurance premium adjustments based on identified levels of asset maintenance and management.
- Building standardization program/grant

G. Conclusion

As outlined in this document, both major opportunities and major challenges face the C.C.C. system and educational institutions nationwide in the next 5-10 years, including possibly the largest **building renaissance** in the history of the system. The F.C.C.C. Facilities Program – also known by the URL or website, www.facilitybuys.org – is dedicated to meeting these challenges and taking advantage of the opportunities present

in order to lower costs, increase efficiency, assure quality, and provide resources for the facilities of the California Community Colleges Districts (C.C.C.D.), California K-12 School Districts (C.A. K-12), and colleges, universities and K-12 school districts nationwide.

F.C.C.C. (facilitybuys.org) estimates that it may be able to save up to $3 billion of the projected $16 billion in funding for the California Community Colleges with such innovative programs as those listed above. F.C.C.C. estimates that under a successful F.C.C.C. facilities program of the $16 billion dollars, 10% could be saved on planning, 4% on speeding up the current facilities process, and 5-8% savings on volume purchasing agreements. Thus, F.C.C.C. will be able to continue to meet the needs of the C.C.C. system while continuing to meet its mission and primary goals.

Visit www.facilitybuys.org for more detailed information.

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